

WOODS 4 SALE

Phone: 01248 364 362
www.woods4sale.co.uk

UK Woodland & Woods For Sale: Specialising in the Sales of Small Woodlands in England, Scotland and Wales for Recreation, Wildlife Conservation and Investment.



Stoat Wood near Maentwrog, North Wales, 3.15 acres for £18,500 freehold

A mainly conifer with sweet chestnut and oak woodland with trees approaching maturity, close to the coast in Snowdonia National Park.

Stoat Wood, near Maentwrog, North Wales



Description

This woodland is an attractive mixture of mature conifers with a smaller percentage of broadleaves, mainly sweet chestnut and oak. It lies in a sheltered position on the side of a hill that graduates away to a level area.

The trees are largely well spaced larch, pine and spruce, with mixed broadleaves; oak, ash, sweet chestnut, birch and mountain ash scattered through the more open areas.

Stoat wood is ideal for the enthusiastic woodsman. It has plenty of scope for active management and the small area of recently windblown trees can provide plenty of firewood for the home.

The woodland is located on the western side of the National Park, less than 10 miles from the beaches of Harlech, and within easy reach of all parts of the Snowdonia mountains.

It has easy access from the council road over a private hard surfaced forest road leading right up to the woodland. It is situated in the mountains around the Ffestiniog valley of Snowdonia National Park.

The woodland has an internal hard surfaced road and a parking area, (point **E** on the plan below) which would be ideal for informal family camping.

Directions & Access

These directions will take you to a car parking area outside the woodland. We usually keep the woodland gate locked for security purposes. There is a good hard surfaced track right up to the woodland, but we are sorry we do not give gate keys out for viewings. You will have to walk for 400 metres from where you park your car to get to Stoat Wood.

From the south: go past the village of Trawsfynydd on the A470, 2½ miles later you will pass the right hand turn for Ffestiniog (A470), 1 mile later, as the road goes down hill, you will see a big lay-by on the right hand side of the road, park here.

From the north or west: drive east along the A487 from Penrhyn-daedraeth in the Dolgellau direction. 4 miles out of town you will cross the Afon Dwyryd River. From this bridge continue for 1 mile and park in the lay-by on the left.

From the lay-by / car park: cross the road and 20 metres up the road, go through the first field gate on your right (a wooden gate) indicated **A** on the plan below. This gate is likely to be locked and you will need to climb it. If it is unlocked, please shut it behind you. Walk up the track for about 100 metres and turn right (at point **B** on the plan). Walk another 100 metres and you will come to a wooden gate into the woodland (point **C** on the plan). This will be locked and you will have to climb it. Stoat Wood starts about 200 metres on the left hand side after the gate (point **D** on the plan). You will also see our For Sale sign at this point.

Locators

OS Landranger map: sheet 124.
Roadside gate: SH 680 408.
Centre of wood: SH 678 405.
Nearest postcode: LL41 4HH.

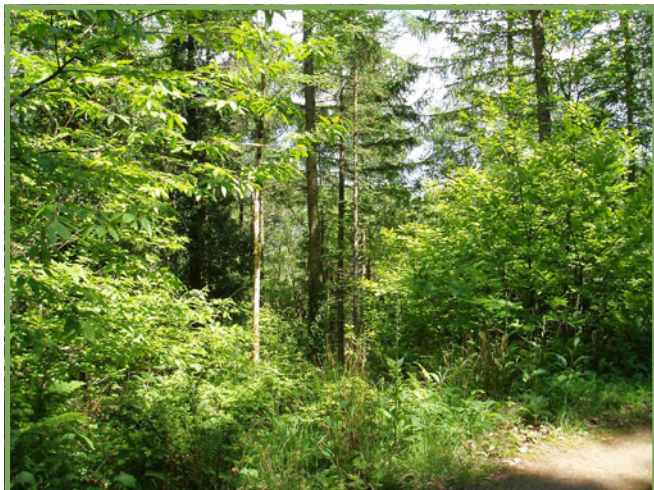
Boundaries

Stoat Wood is roughly triangular in shape, and is bounded on three sides by the forest road. The western boundary is marked by wooden posts painted with red tops.

Sporting Rights

The sporting rights have been withheld by a former owner. However, they have not been exercised for

Stoat Wood, near Maentwrog, North Wales



many years and we believe they are unlikely to be exercised again. We have made efforts to trace the owners, but have had no success in finding them.

Mineral Rights

The mineral rights are owned and included in the sale except where reserved by statute.

Rights of Way

Stoat Wood has a shared right of way from the council road, up the track into the woodland (**ABCD** on the plan below), and along the north east boundary (**DE**).

The track running along the south west boundary (**EF**) is included in the property but is subject to a right of way for other woodland owners.

All shared tracks are subject to a shared maintenance liability.

Fencing Liabilities

There are no fencing liabilities.

Restrictive Covenants

There are some restrictive covenants that protect this and the adjoining woodlands. View website for further details.

Viewing

You are welcome to view this woodland at any time during daylight hours. We do ask that you print these particulars and take them with you, mainly so you can correctly identify the boundaries and access points.

Contact

Once you have seen this woodland, you can contact us by telephone on 01248 364362, or by email at info@woods4sale.co.uk.

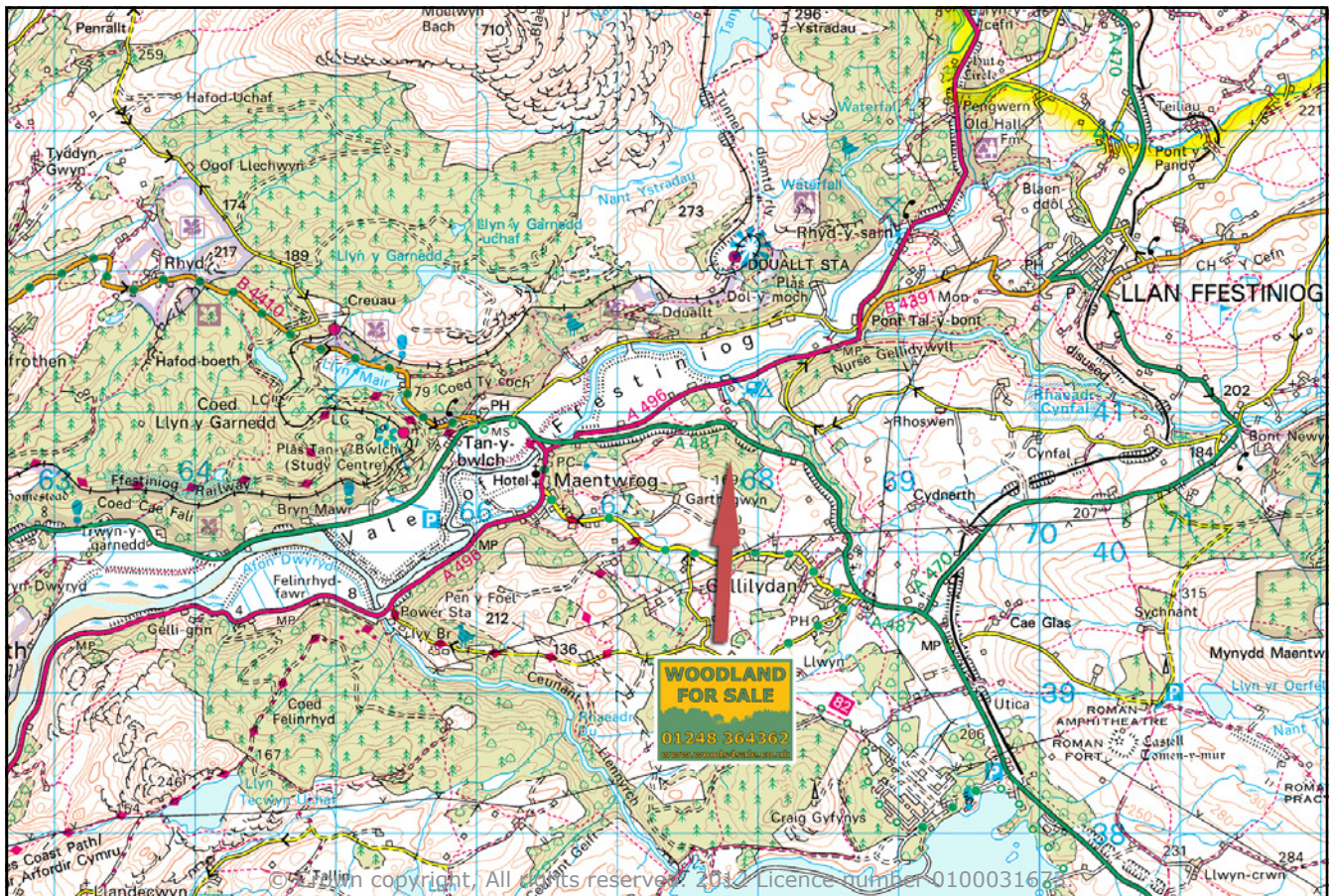
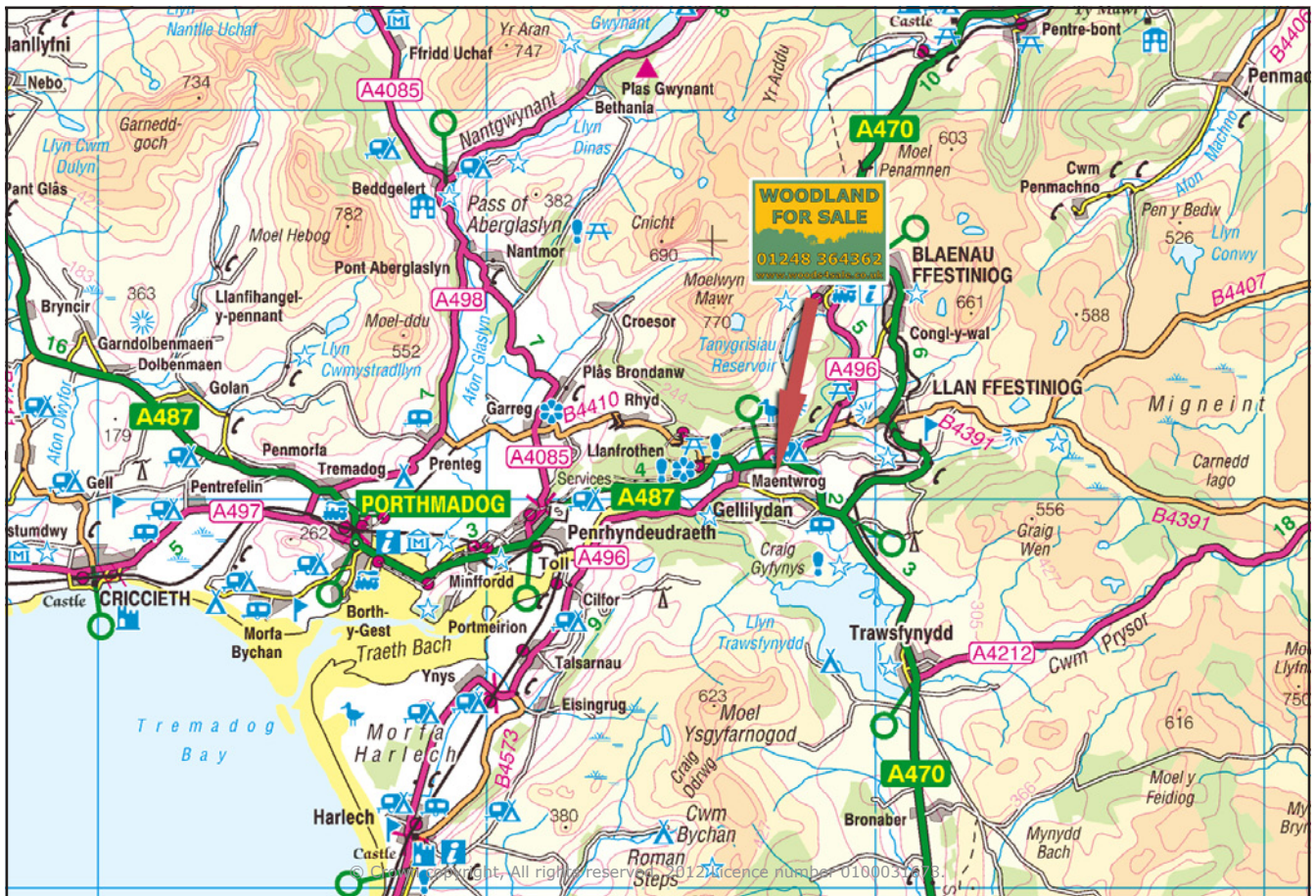
How to Buy this Woodland

This property is being sold on a Fixed Price basis. Once you have decided that you want to buy a woodland, you need to confirm this with us as soon as possible. Our policy is not to negotiate on price. The advertised price is the sales price. However, once you have written to us confirming that you want to buy a woodland, we will take the woodland off the market and we will not accept any other offer.

Note

Plans, areas and particulars are for reference only. They have been carefully checked by us but we cannot guarantee their accuracy and they do not form a part of any contract. Prospective purchasers must satisfy themselves, and we will give as much help as possible with all information we have available.

Stoat Wood, near Maentwrog, North Wales



Stoat Wood, near Maentwrog, North Wales

